

4 St Lawrence Lane, Rode, BA11 6AT

COOPER
AND
TANNER



Offers Over £375,000 Freehold

An immaculate, two-bedroom semi-detached modern property, located in the highly sought after village of Rode.

4 St Lawrence Lane, Rode, BA11 6AT

 2  1  2 EPC B

Offers Over £375,000 Freehold

DESCRIPTION

An immaculate, two bedrooms, semi-detached, modern property located in one of Frome's most sought-after villages.

The home is approached via steps that lead up to the front door. You are welcomed into a large and naturally light entrance hallway which provides access via glass double doors into the kitchen/diner on the left and glass double doors that lead into the lounge on the right. There are stairs that ascend to the first floor.

The kitchen/diner is beautifully presented, with a range of modern and stylish wall and base units and marble effect countertops. There is an inset steel sink and integrated appliances such as fridge/freezer, eye level oven, induction hob with extractor over and a dishwasher. A window from here overlooks the neighbouring fields and French doors to the rear of the kitchen/diner lead out onto the patio seating area.

The lounge is another dual aspect room, benefitting from lots of natural light, and offers plenty of room for large furnishings. This room also benefits from French doors leading out onto the rear garden.

On the first floor, you are welcomed onto a landing which leads to the two double bedrooms and family bathroom. Bedroom one is a wonderfully large, double bedroom with en-suite shower room. The en-suite benefits from a three-piece suite including a large shower, w.c. and wash hand basin. This bedroom has the added bonus of enjoying far reaching views across neighbouring countryside - the perfect view to wake up to!

Bedroom two is another spacious double bedroom, with plenty of space for ample furnishings. The family bathroom is a very good size and offers a bath, with shower over, wash hand basin and w.c. A skylight allows for natural light to pour into the room.

OUTSIDE

To the rear of the property is a fully enclosed, pet and child-friendly garden which is predominantly laid to lawn with a lovely patio seating area - perfect for entertaining during the warmer, summer months!

The garden is enclosed by fencing, and a gate leads out into the rear parking area. The home benefits from driveway parking for one vehicle, however there is ample room for visitors to park in close proximity to the property.

ADDITIONAL INFORMATION

Gas central heating. All mains services are connected.

LOCATION

Rode is one of the area's most popular and sought-after villages, with a green at its centre. It is within commuting distance of both Bath and Bristol and offers easy access to the adjoining towns of Frome, Bradford on Avon and Trowbridge, while Westbury has a regular fast connection to London Paddington. Village amenities include pubs, a very popular primary school, post office/general store with fantastic café, village hall and playing fields. Private schools are to be found in Bath and Warminster.





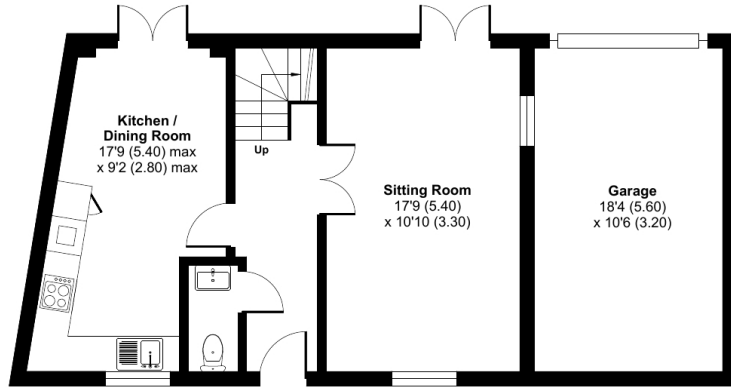
St. Lawrence Lane, Rode, Frome, BA11

Approximate Area = 942 sq ft / 87.5 sq m

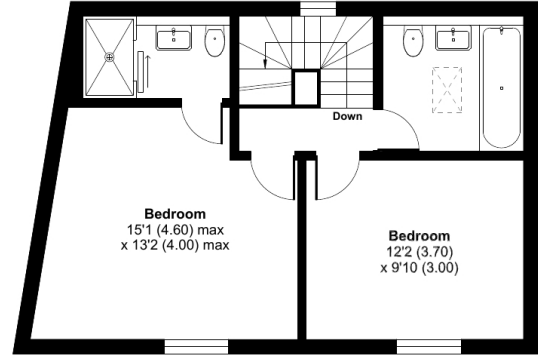
Garage = 189 sq ft / 17.5 sq m

Total = 1131 sq ft / 105 sq m

For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © ntheccom 2024. Produced for Cooper and Tanner. REF: 1145192



FROME OFFICE

Telephone 01373 455060

6 The Bridge, Frome, Somerset, BA11 1AR

frome@cooperandtanner.co.uk

**COOPER
AND
TANNER**

Important Notice: These particulars are set out as a general outline only for the guidance of intended purchasers and do not constitute, nor constitute part of, an offer or contract. All descriptions, dimensions, reference to condition and necessary permissions for use and occupation, warranties and other details are given without responsibility and any intending purchasers should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.

